



## Tower Street, Hendon, Sunderland

**£34,500**

**INVESTOR PROPERTY WITH 14%pa YIELD AND POSSIBILITY TO IMPROVE FURTHER**

**SITTING TENANT ON PERIODIC TENANCY HAPPY TO STAY AND INCREASE RENT (CURRENTLY £385pcm could be £425pm).**

**SOLD WITH GAS AND ELECTRICAL CERTIFICATES**

**EPC RATING D**

**2 BEDROOM MID TERRACED HOME ON ONE LEVEL**

INVESTOR PROPERTY WITH 14%pa YIELD AND POSSIBILITY TO IMPROVE FURTHER - SITTING TENANT ON PERIODIC TENANCY HAPPY TO STAY AND INCREASE RENT (CURRENTLY £385pcm could be £425pm) - SOLD WITH GAS AND ELECTRICAL CERTIFICATES - 2 BEDROOM MID TERRACED HOME ON ONE LEVEL ... Good Life Homes are delighted to bring to the market an interesting investor opportunity with an excellent yield (over 14%pa) with the potential to increase this still further to around 16%pa. With the benefit of a longer term sitting tenant on a periodic tenancy who would like to stay, the property will also be sold with an electrical and gas certificate ensuring all regulatory requirements are in place. Situated on one level and briefly comprising; entrance hall, 2 bedrooms, lounge, kitchen, bathroom and rear yard, the property is located in the Hendon area of Sunderland close to transport links, shops and within a mile of the city centre. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

## ACCOMMODATION

### INTRODUCTION

INVESTOR PROPERTY WITH 14%pa YIELD AND POSSIBILITY TO IMPROVE FURTHER - SITTING TENANT ON PERIODIC TENANCY HAPPY TO STAY AND INCREASE RENT (CURRENTLY £385pcm could be £425pm) - SOLD WITH GAS AND ELECTRICAL CERTIFICATES - 2 BEDROOM MID TERRACED HOME ON ONE LEVEL ...

### ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Door leading off to entrance hall, carpet flooring.

### ENTRANCE HALL

Carpet flooring, single radiator, 3 doors leading off, 2 to bedrooms and 1 to lounge.

### BEDROOM 1 14' 1" x 13' 0" (4.29m x 3.96m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. Built-in cupboard providing useful storage space. Fire with hearth, back and surround. This is a double bedroom.

### BEDROOM 2 10' 10" x 6' 3" (3.30m x 1.90m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window. This is a single bedroom.

### LOUNGE 14' 2" x 14' 0" (4.31m x 4.26m)

Measurements taken at widest points. Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Door leading off to kitchen.

### KITCHEN 11' 7" x 6' 3" (3.53m x 1.90m)

Laminate wood-effect flooring, door leading off to cupboard, door leading off to rear yard, door leading off to bathroom. Fitted kitchen with a range of wall and floor units, sink with single bowl and drainer, space for cooker, space and plumbing for washing machine, space for fridge/freezer, rear facing white uPVC double-glazed window.

### BATHROOM 7' 11" x 5' 4" (2.41m x 1.62m)

Wood flooring, single radiator, rear facing white uPVC double-glazed window. Toilet with mid level cistern, sink with single pedestal and chrome tap, bath with panel, chrome taps and overhead shower. The walls are finished in a ceramic tile.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.